

Implication of Intangible Location Attributes on Residential Segregation in Jos, Nigeria

Abstract

Residential segregation could be regarded as a process whereby two or more distinct communities who formerly lived together separate from one another due to many factors. Residential segregation is not only applicable to small communities but rather to a larger region. As a result of the ongoing civil unrest that engulfed the city of Jos, there has been a process of residential mobility and relocation among people of different faith. The paper is aimed at examining the implication of intangible location attributes on residential mobility, segregation and relocation in Jos town. Stratified random sampling technique was employed in order to come up with the sample needed to conduct the research. The data needed for the research were retrieved through structured, semi-structured and unstructured interview method of data collection. A qualitative method and approach of data analysis through the use of a thematic network analysis was incorporated in order to analyse the data gotten from the interview survey. The results uncovered that residential segregation in the study area leads to change in the residential pattern of Jos town. The variations and trends in the sales and rental value of residential properties were greatly affected as a result of the persisting residential segregation. The research concludes that residential segregation has a great implication on land and landed property value as variations in the values of residential properties is noticeable. There is a need for those in authority to take a decisive action in order to overcome and halt the persisting mobility and relocation in the study area.